

DOUGLAS COUNTY, NV **2018-909554**  
Rec:\$35.00  
\$35.00 Pgs=9 **01/24/2018 09:21 AM**  
ZB, N.A. DBA NEVADA STATE BANK - ELO  
KAREN ELLISON, RECORDER

APN: 1320-30-803-004  
1320-29-401-009, 014  
015, 016, 018, 019, and 020

WHEN RECORDED MAIL TO:  
Zions Bancorporation  
PO BOX 25007  
West Valley City, Utah 84125-0007  
Prepared By: **Cindy Beck**  
Customer: **G Peg I LLC**  
NSB-3095971-0911

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

WHEREAS **G Peg II, LLC**, a Nevada limited liability company, the Grantor, **Stewart TITLE OF NEVADA, INC.**, the Trustee and **ZB, N.A. dba Nevada State Bank, successor by merger of Nevada State Bank**, the Beneficiary, under that certain Deed of Trust and Security Agreement and Fixture Filing with Assignment of Rents (hereinafter referred to as "Deed of Trust") dated **October 31<sup>st</sup>, 2012** and recorded **October 31<sup>st</sup>, 2012**, as Document No. **812061**, as modified by a Modification to Deed of Trust dated the 15<sup>th</sup> day of March 2015 as Entry 2015-859020 recorded 03/23/2015 as further modified by a modification by a Modification to a Deed of Trust dated 1/4/2016 Entry 2016-875891 recorded 1/27/2016 as further modified by a Modification to Deed of Trust dated 6/6/2017 as Entry 2017-899769 recorded 6/9/2017 in the Official Records of the County of **Douglas**, State of **Nevada**:  
**SEE ATTACHED EXHIBIT "A"**

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust and Security Agreement and Fixture Filing with Assignment of Rents, in place and stead **Stewart TITLE OF NEVADA, INC.** now therefore, the undersigned hereby substitutes **ZB, N.A. dba Nevada State Bank, successor by merger of Nevada State Bank** as Trustee under said Deed of Trust. **ZB, N.A. dba Nevada State Bank, successor by merger of Nevada State Bank** as the substituted Trustee does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held thereunder.

**ZB, N.A. dba Nevada State Bank**  
Beneficiary  
*Jarrett Fisher V.P.*  
Jarrett Fisher, Vice President

**ZB, N.A. dba Nevada State Bank**  
Substituted Trustee  
*Jarrett Fisher V.P.*  
Jarrett Fisher, Vice President

STATE OF UTAH )  
 ) ss  
COUNTY OF SALT LAKE )

On this 23rd day of January 2018 personally appeared before me Jarrett Fisher who being by me duly sworn, did say that he is the Vice President of **ZB, N.A. dba Nevada State Bank, successor by merger of Nevada State Bank**, Salt Lake City, Utah, and that said instrument was signed in behalf of said National Association by authority of a resolution of its Board of Directors; and said Jarrett Fisher acknowledged to me that the said **ZB, N.A. dba Nevada State Bank, successor by merger of Nevada State Bank**, Salt Lake City, Utah, executed the same.

NOTARY PUBLIC  
CINDY SPENCER BECK  
Commission No. 690492  
Commission Expires  
AUGUST 10, 2020  
STATE OF UTAH

*Cindy Spencer Beck*  
Notary Public  
My commission expires 8-10-20  
Residing at: Salt Lake

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-008 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S83°24'41"W, a distance of 222.58 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°13'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-of-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'46"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'56"E, a distance of 58.83 feet;

Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.30 feet;

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Beginning at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence S33°24'41"W, a distance of 222.88 feet;

Thence N62°02'04"W, a distance of 47.82 feet;

Thence S27°15'20"W, a distance of 37.63 feet;

Thence S79°46'18"W, a distance of 95.20 feet;

Thence N62°39'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

Thence S26°59'53"W, along said Westerly Right-of-Way, a distance of 42.00 feet;

Thence N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

Thence along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

Thence S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence N27°42'58"E, a distance of 56.83 feet;

Thence along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

Thence N27°15'37"E, a distance of 258.43 feet;

Thence along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

Thence N31°02'07"W, a distance of 62.90 feet;

Thence N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588500, Official Records for Douglas County;

Thence N00°59'13"E, along said East line, a distance of 427.35 feet;

Thence S68°20'03"E, leaving said East line, a distance of 1031.14 feet;

Thence S27°21'15"W, a distance of 146.31 feet;

Thence S62°38'42"E, a distance of 767.66 feet;

Thence S27°21'18"W, a distance of 105.13 feet;

Thence N75°01'00"W, a distance of 168.86 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey Map recorded May 19, 2011 in as File No. 783462, Official Records

Document No. 783461 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-016

#### PARCEL 2

A parcel of land situate in the Southeast Quarter of Section 30 and the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence N69°57'00"W, a distance of 1055.17 feet to the Point of Beginning;

Thence S31°02'07"E, a distance of 62.90 feet;

Thence along a curve to the right, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

Thence S27°15'37"W, a distance of 258.43 feet;

Thence along a curve to the right, having a radius of 22.13 feet, through a central angle of  $89^{\circ}19'03''$ , and an arc length of 34.50 feet;

Thence  $S27^{\circ}42'56''W$ , a distance of 105.58 feet;

Thence  $N62^{\circ}38'46''W$ , a distance of 65.00 feet;

Thence  $N27^{\circ}21'24''E$ , a distance of 57.00 feet;

Thence  $N62^{\circ}38'45''W$ , a distance of 209.92 feet;

Thence  $801^{\circ}02'47''W$ , a distance of 144.17 feet to the North Right-of-Way of Highway 895;

Thence  $N62^{\circ}38'42''W$ , along said North Right-of-Way, a distance of 41.44 feet to the Easterly line of Parcel 4A, as shown on that Record of Survey for Mulreany Associates on file as Document No. 538800, Official Records for Douglas County;

Thence  $N06^{\circ}15'16''E$ , along said Easterly line, a distance of 420.94 feet;

Thence  $N00^{\circ}59'13''E$ , continuing along said Easterly line, a distance of 43.44 feet;

Thence  $S71^{\circ}52'56''E$ , leaving said Easterly line, a distance of 397.31 feet to the Point of Beginning.

Also shown as Parcel 3 on Record of Survey Map recorded May 18, 2011 in as File No. 783462, Official Records

Document No. 783461 is provided to comply with the requirements of NRS 111.312

APN 1320-29-401-020

#### PARCEL 3

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 18 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence  $S33^{\circ}24'41''W$ , a distance of 129.24 feet;

Thence  $S33^{\circ}24'41''W$ , a distance of 93.47 feet;

Thence  $N62^{\circ}02'04''W$ , a distance of 47.82 feet;

Thence  $S27^{\circ}13'20''W$ , a distance of 37.63 feet;

Thence  $S79^{\circ}46'18''W$ , a distance of 95.20 feet;

Thence N62°35'08"W, a distance of 76.71 feet;

Thence S27°21'18"W, a distance of 118.07 feet;

Thence N62°43'35"W, a distance of 36.92 feet;

Thence S79°46'18"W, a distance of 42.47 feet;

Thence along a curve to the left, having a radius of 110.00 feet, through a central angle of 52°25'00", and an arc length of 110.63 feet;

Thence S27°21'45"W, a distance of 71.56 feet;

Thence along a curve to the right, having a radius of 10.00 feet, through a central angle of 90°00'00", and an arc length of 15.71 feet to the Northerly Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, N62°38'42"W, a distance of 460.59 feet to the Point of Beginning;

Thence leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

Thence N62°38'45"W, a distance of 207.70 feet;

Thence S27°42'56"W, a distance of 47.75 feet;

Thence N62°38'45"W, a distance of 55.00 feet;

Thence S27°21'24"W, a distance of 72.24 feet to said Northerly Right-of-Way of Highway 395;

Thence along said Northerly Right-of-Way, S62°38'42"E, a distance of 273.00 feet and the Point of Beginning.

Also shown as Parcel 3 on that Record of Survey recorded on January 4, 2010 as Document No. 756590, Official Records.

Document No. 756591 is provided to comply with the requirements of NRS 111.312.

APN: 1320-29-401-014

**PARCEL 4:**

That portion of the Southwest one-quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the intersection of the Northerly right of way line of U.S. Route 395, also known as Railroad Avenue, and the Easterly right of way line, extension of Seventh Street as shown on that certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, Document No. 48058, Official Records of Douglas County, State of Nevada, being the True

Point of Beginning; thence North 63°25'00" West, 70.25 feet; thence North 26°35'00" East, 110.00 feet; thence South 63°25'00" East, 70.25 feet; thence South 26°35'00" West, 110.00 feet to the TRUE POINT OF BEGINNING.

Reference is made to Record of Survey recorded September 2, 1980 in Book 980, Page 57, Document No. 48058, Official Records, Douglas County, Nevada.

Together with a Non-exclusive easement for road and incidental purposes, over, under and across the East 13 feet of the following described Parcel of land:

A rectangular piece of parcel of land situate, lying and being in the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 13 North, Range 20 East, M.D.S.&M., adjacent to the Northern side of Railroad Avenue (U.S. 395) in the Town of Minden, Douglas County, Nevada, more particularly described as follows:

Beginning at the point of intersection of the Western Boundary of Seventh Street extended Northerly and the Northern Boundary of Railroad Avenue (U.S. 395) in said Town of Minden; thence North 63°25' West, along said Northern Boundary, a distance of 159 feet to a point; thence North 26°35' East, a distance of 120 feet to a point; thence South 63°25' East, a distance of 159 feet to a point; thence South 26°35' West, a distance of 120 feet to POINT OF BEGINNING.

Document No. 418590 is provided to comply with the provisions of NRS 111.312

APN: 1320-29-401-009

**PARCEL 6:**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 678541, April 27, 2006, Official Records at Douglas County;

Thence S87°07'33"W, a distance of 1250.51 feet to a point on the North Right-of-Way at Highway 395 and the Point of Beginning;

Thence N62°38'42"W, along said North Right-of-Way, a distance of 146.02 feet;

Thence N01°02'47"E, leaving said North Right-of-Way, a distance of 144.17 feet;

Thence S62°38'45"E, a distance of 209.92 feet;

Thence S27°21'24"W, a distance of 129.24 feet to the Point of Beginning.

Also shown as Parcel 1 on Record of Survey Map recorded May 19, 2011 in as File No. 783462

Document No. 783461 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-019

PARCEL 6:

Being a portion of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 4 of the Record of Survey in support of a Boundary Line Adjustment recorded in Book 497, at Page 3382, as Document No. 411708 of the Official Records of said Douglas County, said corner being on the Northeasterly right-of-way line of U.S. Highway 395; thence Northwesterly along said right-of-way line, North  $63^{\circ}25'00''$  West, 222.97 feet; thence North  $23^{\circ}37'31''$  East, 104.73 feet; thence North  $66^{\circ}17'29''$  West, 57.98 feet to a point on the Northwesterly line of that certain parcel described in the Grant, Bargain and Sale Deed, recorded in Book 1286, at Page 4355, as Document No. 147792 of the Official Records of said Douglas County; thence Northeasterly along said Northwesterly line North  $23^{\circ}46'21''$  East, 234.45 feet; thence South  $66^{\circ}18'39''$  East, 150.16 feet to a point on the Easterly line of said Parcel 4; thence Southerly along the Easterly line of said Parcel 4, South  $0^{\circ}15'05''$  West, 9.28 feet; thence South  $5^{\circ}47'19''$  West, 411.65 feet to the Point of Beginning.

Said parcel of land further imposed as Parcel 4A on that certain Record of Survey recorded September 4, 2003, as Document No. 588800.

Document No. 588801 is provided to comply with the requirements of NRS 111.312.

APN: 1320-30-803-004

PARCEL 7:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

Commencing at the Northwest corner of that Parcel shown as AP.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

Thence  $S33^{\circ}24'41''$ W, a distance of 222.88 feet;

Thence  $N62^{\circ}02'04''$ W, a distance of 47.82 feet;

Thence  $S27^{\circ}13'20''$ W, a distance of 37.63 feet to the Point of Beginning;

Thence  $S79^{\circ}46'18''$ W, a distance of 95.20 feet;

Thence  $N62^{\circ}39'08''$ W, a distance of 76.71 feet;

Thence  $S27^{\circ}21'18''$ W, a distance of 118.07 feet;

Thence  $S62^{\circ}40'37''$ E, a distance of 82.00 feet to a point on the Westerly Right-of-Way of 8<sup>th</sup>



Street

Thence N26°59'50"E, along said Right-of-Way a distance of 8.19 feet;

Thence continuing along said Right-of-Way, along a non-tangent curve to the right, having a radius of 41.00 feet, through a central angle of 111°40'34", and an arc length of 79.91 feet, a chord bearing of S55°37'44"E and distance of 67.85 feet;

Thence N28°17'01"E, leaving said Right-of-Way a distance of 176.22 feet to the Point of Beginning.

Document No. 781617 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-015

PARCEL 8:

A parcel of land sitsuate in the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows:

Commencing at the intersection of the northerly Right of Way line of U.S. Highway 395, also known as Railroad Avenue, and the Westerly Right of Way line of Seventh Street extended as shown on the certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, as Document No. 48058 of the Official Record of Douglas County, Nevada;

Thence N62°38'42"W, along said Right of Way of U.S. Highway 395 a distance of 159.00 feet the Point of Beginning;

Thence N62°38'42"W, continuing along said Right of Way a distance of 182.17 feet;

Thence N27°21'45"E, leaving said Right of Way a distance of 81.55 feet;

Thence along a curve to the Right, having a radius of 85.00 feet, through a central angle of 66°45'57", an arc length of 84.21 feet;

Thence S62°40'37"E, a distance of 132.33 feet;

Thence S26°59'53"W, a distance of 42.24 feet to the South Right-of-Way of Eighth Street;

Thence S62°36'42"E, along said South Right-of-Way, a distance of 11.17 feet;

Thence S27°21'38"W, leaving said South Right-of-Way, a distance of 110.49 feet to the Point of Beginning.

Document No. 781617 is provided to comply with the requirements of NRS 111.312

APN: 1320-29-401-016